

DELIBERATIONS
MINUTES OF MEETING
June 6, 2019

Case Number: MSP18-00013

Case Name: McCarthy Estates

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): Commissioner Duncan stated Case MSP18-0003 borders her property and she will have no financial gain and can make an unbiased decision on the request.

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Vlad Finkel, Kathryn Ford

MSP18-0003, McCarthy Estates, a request by McCarthy Capital Inc, for preliminary approval of a Gated Community Major Subdivision consisting of 26 residential lots on approximately 136.7 acres in the Rural zone. The project will be completed in two phases with 13 lots in each phase. The proposed lots will range from 5.000 to 6.697 acres in size. The subject property is currently undeveloped. Domestic water will be provided by Bar Circle S Water Company. Effluent discharge will be treated by an individual septic and drainfield systems on-site. Access to the subdivision will be provided from Garwood Road and from the extension of Dolan Road, both roads are public and maintained by the Lakes Highway District. The new interior road will serve as a loop and will be gated at both entrances to the subdivision. Furthermore, the internal road will be constructed to the Associated Highway District Standards and dedicated to the Homeowner's Association for maintenance purposes. The parcel number is: 0L072001001A. The site is described as: Garwood Corner, Lot 1, Block 1, Tax # 25311 in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, Idaho. The Hearing Examiner held a public hearing on May 16, 2019 and recommended approval. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, provided a brief introduction referencing a powerpoint presentation. This is a phased major subdivision in the rural zone west of the Garwood and Highway 95 interchange. The site is approximately 136 acres on a level and wooded site. Vlad stated access would be from Dolan and Garwood Roads into a gated community with an HOA. Phase I would be the northern portion by Dolan Road and Phase II would have access from Garwood Road upon completion of the ITD Interchange overpass. Mr. Finkel added agencies provided comment and the school district has major concerns on school capacity due to the arrival of new residents purchasing within the new subdivisions. The county has no mechanism for future school district monetary assistance resulting from subdivisions.

David Callahan, Director, added he has met with Hilary Anderson from the City of Coeur d'Alene and she will be requesting a joint meeting for all the school districts on how to proceed with future school over-crowding. He will be attending that meeting but at the moment there are currently no solutions.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the subdivision request based on the Hearing Examiner Recommendation, Findings of Fact, Applicable Legal Standards, Analysis and Conclusion of Law for **MSP18-0003 McCarthy Estates**.

Chair Fillios: Aye
Commissioner Duncan: Aye
Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
June 6, 2019

DELIBERATIONS
MINUTES OF MEETING
June 6, 2019

Case Number: SDP19-0065

Case Name: Kootenai County-Solid Waste

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Permit No. SDP19-0065, Fee Waiver for Kootenai County-Solid Waste, a request by Laureen Chaffin to waive the site disturbance fee in the amount of \$285.00. Solid Waste has submitted an application for construction of lined landfill area and access road for ground scales on the landfill property. *(David Callahan, Director)*

David Callahan, Director, stated this fee waiver request is customary from agencies that work within the county to alleviate the processing of fees from one county account to another.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the fee waiver in the amount of \$285.00 for **SDP19-0065 Kootenai County-Solid Waste**.

Chair Fillios:	Aye
Commissioner Duncan:	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
June 6, 2019

**Minutes of Meeting
Community Development Update
June 6, 2019, 9:00 a.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Fillios, Commissioner Duncan, and Commissioner Brooks were present. In attendance were Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Chief Building Official John Mills, Planner II Vlad Finkel, Planner II Ben Tarbutton, Planner II Amy Hilland and Deputy Clerk Sandi Gilbertson.

- A. Call to Order:** Chairman Fillios called the meeting to order at 9:14 a.m. (Continuation of deliberations agenda).
- B. Changes to the Agenda:** None.
- C. Business**
 - A. Consideration of allowing staff to contact the Department of Building and Safety regarding unsafe mechanical work by an unlicensed contractor. (Action Item)

Director Callahan explained the issue of an unlicensed contractor doing work improperly. John Mills said the work was done without a permit and created a very serious unsafe situation. Since then, the homeowner did obtain a permit and was made aware of the contractor being unlicensed. He added the state mechanical inspector said this person was not licensed and asked for any information about this particular situation. The Commissioners were in agreement with cooperating and assisting another agency with information and to proceed with working with the state.

Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. No public comments.

There being no further discussion, Chairman Fillios adjourned the meeting at 9:20 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chairman